

CLINTON TOWNSHIP PLANNING COMMISSION

*REPORT OF MEETING
SEPTEMBER 13TH, 2018*

PRESENT: Kirkanne Moseley, Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Stephen Charron
Katherine Cherry
Lawrence Opalewski Jr.
Daniel Spatafora
Joie West

ABSENT: Ronald DiBartolomeo, Vice-Chairperson (Excused)

STAFF: Stephen N. Cassin, AICP
Clinton Township Planning Consultant
Carlisle/Wortman Associates

Ms. Moseley called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

Motion by Mr. Spatafora, supported by Mr. Opalewski, to approve the agenda as submitted. Roll Call Vote: Ayes – Spatafora, Opalewski, Brumbaugh, Charron, Cherry, Moseley, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

0.690 ACRES OF VACANT LAND LOCATED FRONTING THE NORTH SIDE OF GIACOMA COURT, EAST OF GROESBECK HIGHWAY (SECTION 2)

- **SITE DEVELOPMENT PLAN: GIACOMA INDUSTRIAL BUILDING #1**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
 - FILE #18-6809: PETITIONED BY MR. OLIMPIO GIACOMANTONIO,**
 - G & G STEEL**
 - REPRESENTED BY MR. SIMON B. MAURO, MAURO ENGINEERING**
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Ms. Trombley read the letter into the record dated September 5th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township. She advised that notice of this item on tonight's agenda was sent to 21 property owners located within 300 feet of the property in question, with none of those returned as undeliverable.

Mr. Simon Mauro, Mauro Engineering, 48657 Hayes Road, Shelby Township, Michigan 48315, representing the petitioner, explained that this is Lot 1 in a developed subdivision on Groesbeck, south of Hall Road. He stated the land area is approximately one acre, with approximately 10,000 square feet of building, with 8,000 of that is the industrial portion, and about 1,600 square feet is office space. He noted that parking requirements have been met, and they have provided landscaping. Utilities are in place, including sanitary, water and sewer connections, so it is a matter of building on a lot in an industrial subdivision. He offered to answer questions regarding the proposed development.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #18-6809 and application from Mr. Olimpio Giacomantonio, of G & G Steel, 31154 Dequindre, Warren, Michigan 48092, as represented by Mr. Simon B. Mauro, of Mauro Engineering, 48657 Hayes Road, Shelby Township, Michigan 48315, concerning the proposed Site Development Plan for Giacoma Industrial Building #1, to be located on 0.690 acres of vacant land fronting the north side of Giacoma Court, east of Groesbeck Highway (Parcel #16-11-02-276-007), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as presented. Roll Call: Ayes – Charron, Brumbaugh, Cherry, Moseley, Opalewski, Spatafora, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration. She advised that 24 copies of the Site Development Plan and Landscaping Plans will need to be received by the Planning Department no later than next Tuesday, September 18th, 2018 to be placed on the Township Board Meeting of October 1st, 2018.

LOTS 119 THROUGH 132, MABAREK PARK SUBDIVISION, LOCATED FRONTING THE EAST LINE OF UTICA ROAD, THE NORTH LINE OF CORAL AVENUE AND THE SOUTH LINE OF EDSEL DRIVE (SECTION 30)

- **SITE DEVELOPMENT PLAN: ZORAN UTICA DUPLEXES**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
 - FILE #18-6820: PETITIONED BY MR. ZORAN BOGOJEVSKI**
 - REPRESENTED BY MR. FRANCIS N. SOAVE, OF SOAVE LAW LLC**
-

Ms. Trombley read the letter into the record dated September 5th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township. She advised that notice public hearing was issued by regular mail to 61 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Francis Soave, attorney representing the petitioner, 15050 E. Jefferson, #104, Grosse Pointe Park, Michigan 48230, explained the subject parcel is

approximately three-quarters of an acre and was rezoned by the Township Board last fall. They submitted plans in the spring and received a letter, to which they responded with a revised set of plans. They made sure all minimum lot sizes were met so they did not have to go before the Board of Appeals to seek a variance. He felt it is a good use, serving as a transition between the single-family homes and Utica Road. He explained these are duplexes that are two stories each, and the duplexes are a standard use along Utica Road, with several other parcels that are zoned the same way. He added they fit in well with the surrounding uses that are less dense, being single-family homes on the side streets versus commercial development on Utica Road. He stated they are requesting recommendation for approval of the plans.

Mr. Gino Mace [no address given] stated he is one of the few people in that area who has a basement, and he is concerned about the elevations changes and drainage onto his property.

Mr. Soave responded that they have engineered site plan drawings prepared by a licensed engineering firm, and they were prepared according to the ordinance. He added that they have been reviewed by the various departments in the Township and have been approved. He stated he is not an engineer and cannot speak to the specifics of the plan, but he assured the professionalism of the engineer retained by the developer and the Township's review will all be addressed without consequences to any of the neighbors.

Mr. Mace felt the developer should be required to set money aside to address any drainage issues resulting from this development.

Mr. Cassin explained that the Township Engineer will be looking at these plans. They have been looked at preliminary, but at the start of construction as well as final construction, they will be looked at again. He advised Mr. Mace to contact the Township offices if he has any issues.

Mr. Spatafora questioned whether the comments or objections indicated on the departmental reviews been addressed.

Mr. Soave replied those comments and/or objections have all been addressed in the last set of plans.

Mr. Spatafora questioned whether the minimum square footage has been addressed with regard to the proposed property split into three parcels.

Mr. Soave recalled that they originally followed the existing lot lines and set each building on two or three of the existing lots, and the minimum square footage was overlooked. When they received the denial, they looked at it closer and realized they do not have to follow the existing lot lines, so they were able to draw the lot

lines in a way that complies with the ordinance. They can draft separate descriptions for deeds.

Mr. Spatafora questioned whether the public safety concern about having additional fire hydrants has been addressed.

Mr. Soave has been assured by the engineer and the architect that everything requested in the letter has been addressed. He replied to further inquiry that all of the setbacks, including front, side and rear, all meet the ordinance without the need for any variances.

Motion by Mr. Spatafora, supported by Mr. Opalewski, with reference to File #18-6820 and application from Mr. Zoran Bogojevski, 46501 Butte, Macomb, Michigan 48044, as represented by Mr. Francis N. Soave, of Soave Law, LLC, 15050 E. Jefferson, #104, Grosse Pointe Park, Michigan 48230, concerning the Site Development Plan for Zoran Utica Duplexes, located on Lots 119 through 132, Mabarek Park Subdivision, fronting the east line of Utica Road, the north line of Coral Avenue and the south line of Edsel Drive (Section 30), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Spatafora, Opalewski, Brumbaugh, Charron, Cherry, Moseley, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration. She advised that 24 copies of the Site Development Plan and Landscaping Plans will need to be received by the Planning Department no later than next Tuesday, September 18th, 2018 to be placed on the Township Board Meeting of October 1st, 2018.

7.78 ACRES OF LAND LOCATED WEST OF GRATIOT AVENUE, SOUTH OF HALL ROAD (M-59), ADDRESSED AS 44777 GRATIOT AVENUE (SECTION 1)

- **SITE DEVELOPMENT PLAN: STATE OF MICHIGAN – DHHS (DEPARTMENT OF HEALTH & HUMAN SERVICES) (FKA SUBURBAN HOME SALES)**
- **REQUEST FOR RECOMMENDATION FOR APPROVAL
FILE #18-4904: PETITIONED BY BOJI GROUP (LANSING, MI)
REPRESENTED BY MR. JEFF CHASE, BOJI GROUP (SOUTHFIELD MI)**

Ms. Trombley read the letter into the record dated September 5th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township. She advised that notice public hearing was issued by regular mail to 61 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Jeff Chase, of the BOJI Group, stated their office is now in Birmingham. He explained they recently purchased this land. He is aware there were some review comments from the Department of Assessing that there are two parcels, and for tax purposes, they need to combine them. He clarified they have one warranty deed and both parcels are included, so they are addressing that issue. They are a development firm that has done work with the State of Michigan. They construct several of these buildings a year, with locations currently in Redford, Detroit, Kalamazoo, and this will be their fourth facility this year. He explained his firm purchases the property, constructs the building, and then leases the buildings back to the State of Michigan for their offices. He informed the proposed building will be about 63,000 square feet, and the State will be closing down several offices in this area to move into this building. He explained the property is currently vacant, and they would like to mobilize and start as soon as possible. He introduced Mr. Jeff Clapp, who can speak to the construction of the building. He is aware there were some Fire Department concerns, but it was more in the way of direction and placement. He stated they have them in the four corners of the building, but if it is determined they need another hydrant, that is not a problem.

Mr. Brumbaugh questioned whether the BOJI Group will retain ownership and enter into a lease with the State of Michigan.

Mr. Chase replied that is correct. He replied to further inquiry that the long-term lease is for about 25 years.

Mr. Brumbaugh inquired as to whether Mr. Chase is aware of what other offices in the state will be closing as a result of their moving into this facility

Mr. Chase replied he does not know that information. He indicated the Department of Health and Human Services has family counseling and family assistance, and those departments may be in this building. He added he does not know the specifics of which local offices will be closing.

Mr. Brumbaugh questioned whether they will be paying property taxes when they lease it to the State.

Mr. Chase replied he is fairly certain they will be paying property taxes because he does not believe it would be tax exempt, although he admitted that is not his area of expertise.

Mr. Charron questioned whether the plans have been revised per the Fire Department's comments.

Mr. Chase did not believe the plans have been revised based on that comment.

Mr. Clapp assured all of those comments will be addressed.

Mr. Cassin explained that those issues are generally handled during the engineering review. He noted that the Fire Department lists their comments as “objections” but they are actually “concerns” that should be addressed during engineering and building construction. They are not generally part of the site plan. He replied to further inquiry that Engineering will determine how many hydrants, as well as their locations.

Mr. Charron felt the 24-foot fire department access throughout the site would be a requirement that should be reflected on the site plan.

Mr. Cassin replied they have provided that access, but that is a standard comment the Fire Department makes on their reviews.

Ms. West inquired as to whether Mr. Chase is aware as to whether any buildings in this area will be left empty once this building is completed and the State of Michigan moves their various operations into this new location.

Mr. Chase replied they do not know the answer to that question, adding that the State could be moving some of their current operations from other communities, adding the building will be serving southeast Michigan and not only Clinton Township.

Mr. Brumbaugh recalled the State of Michigan leased a small office on Hall Road, but they also leased a large area in the County-owned Verkuilen Building. He indicated they were different than most tenants.

Motion by Mr. Charron, supported by Ms. Cherry, with reference to File #18-4904 and application from the BOJI Group, 124 W. Allegan Street, Suite #2100, Lansing, Michigan 48933, as represented by Mr. Jeff Chase, BOJI Group, 25700 West Eight Mile Road, Southfield, Michigan 48033, concerning the proposed Site Development Plan for the State of Michigan Department of Health and Human Services (DHHS) Building (fka Suburban Homes Sales site), to be located on 7.78 acres of land located west of Gratiot Avenue, south of Hall Road, addressed as 44777 Gratiot Avenue (Section 1), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted, subject to compliance with the Assessing and Fire Departments’ concerns. Roll Call Vote: Ayes – Charron, Cherry, Brumbaugh, Moseley, Opalewski, Spatafora, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration. She advised that 24 copies of the Site Development Plan and Landscaping Plans will need to be received by the Planning

Department no later than next Tuesday, September 18th, 2018 to be placed on the Township Board Meeting of October 1st, 2018.

REPORTS OF MEETINGS

-- APPROVAL OF THE AUGUST 23RD, 2018 REPORT

Motion by Ms. West, supported by Ms. Cherry, to approve the report of the Planning Commission Meeting held on August 23rd, 2018, as submitted. Roll Call Vote: Ayes – West, Cherry, Charron, Moseley, Trombley. Nays – None. Absent – DiBartolomeo. Abstain – Brumbaugh, Opalewski, Spatafora. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, SEPTEMBER 27TH, 2018

Mr. Cassin stated the next Planning Commission meeting is scheduled for Thursday, September 27th, 2018. He indicated the following items are anticipated to be on that agenda:

- Proposed Rezoning: S/Moravian, E/Utica, from R-3 to R-5
- Proposed Rezoning: N/15 Mile, W/Harper, from R-5 to I-1
- Site Development Plan: Pahoia Express (W/Groesbeck, N/Weybridge)

ADJOURNMENT

Motion by Mr. Spatafora, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 6:55 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:09/20/18
ces:09/21/18
Approved 09/27/18